

Oct 31 10 09 AM '95

MAGGIE HALL AKA MAGGIE MARCUM HALL,
INDIVIDUALLY AND AS EXECUTRIX OF
THE ESTATE OF HARRY A. HALL, JR.,
DECEASED,

BK 292 PG 364
W.E. DAVIS CH. CLK.
By: P. Starks

GRANTOR,

TO:

WARRANTY DEED

JAMES V. PRICE, ET UX,

GRANTEES.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MAGGIE HALL AKA MAGGIE MARCUM HALL, individually and as Executrix of the Estate of Harry A. Hall, Jr., Deceased, does hereby sell, convey and warrant unto JAMES V. PRICE and wife, LAURA W. PRICE, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, being more particularly described as follows, to-wit:

Lot 741, Section "F", Carriage Hills Subdivision, in Section 24, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 6, Pages 3-4, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

By way of explanation, Grantor herein, in her respective capacities, retains title to the subject property by virtue of "a lack of survivorship clause" in the Warranty Deed contained in Book 130, at Page 35, recorded on June 20, 1977. Title to the above described property was held by Harry A. Hall and wife, Maggie Hall. That Harry A. Hall aka as Harry A. Hall, Jr., died on January 19, 1995, leaving a Last Will and Testament. That said Will was admitted to probate by the Chancery Court of DeSoto County, Mississippi on October 23, 1995, and the sale of the above described property was authorized and approved by the Court on October 23, 1995, in Cause Number 95-10-1187. That said Will left all properties, including the subject real property, to Grantor herein, Maggie Marcum Hall aka Maggie Hall. That Grantor, Maggie Marcum Hall, Executrix, joins in this Deed for the purpose of conveying the Estate's interest in the subject property.

The warranty in this Deed is subject to rights-of-way and easements of record for public roads and public utilities, subdivision and zoning regulations in effect and further subject to all applicable building restrictions and restrictive covenants of record.

Taxes for the year 1995 are to be prorated and possession is to be given on or before October 30, 1995, at 12:00 Noon.

WITNESS the signature of the Grantor, this the 27th day of October, 1995.

Maggie Hall
MAGGIE HALL AKA MAGGIE MARCUM
HALL, INDIVIDUALLY AND AS
EXECUTRIX OF THE ESTATE OF
HARRY A. HALL, DECEASED

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the State and County aforesaid, the within named MAGGIE HALL AKA MAGGIE MARCUM HALL, Individually and as Executrix of the Estate of Harry A. Hall, Jr., Deceased, who acknowledged that she executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office, this the 27th day of October, 1995.

Edna E. Camp
NOTARY PUBLIC

My Commission Expires:
December 27, 1997

GRANTOR'S ADDRESS: 7710 FAIR COVE, SOUTHAVEN MS 38671
GRANTOR'S PHONE NO: HOME: (601) 343-1862; WORK: (601) 343-1862
GRANTEES' ADDRESS: 8287 Fairfax Cove, Southaven, MS 38671
GRANTEES' PHONE NO: HOME: 601-393-2532; WORK: 901-346-4400
Prepared By\Return To:
Allen B. Couch
P. O. Box 305
Southaven, MS 38671
601-393-2270